

**GOVERNMENT OF TELANGANA
ABSTRACT**

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT -
Hyderabad Metropolitan Development Authority - Change of land use from
Conservation use zone to Industrial use zone in Sy.No.94/AA at
Nelapatla (V), Choutuppal Mandal, Nalgonda District to an extent of
Ac.5-05 Gts. - Confirmation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.MS.No. 15

Dated: 28.10.2014.

Read the following:-

1. The Commissioner of Industries, Hyderabad, Lr.No.29/1/
2013/9591, Dated:13/06/2013.
2. From the MC, HMDA, Hyderabad, Lr.No.102703/MP1/Plg/
HMDA/2013, Dated:20.11.2013.
3. Govt. Memo.No11405/I1/2013-1, MA & UD (I1) Dept.,
Dated:05.02.2014.
4. From the MC, HMDA, Hyderabad, Lr.No.102703/MP1/Plg/
HMDA/2013, Dated:25.06.2014.
5. Govt. Memo.No11405/I1/2013-2, MA & UD (I1) Dept.,
Dated:08.07.2014.
6. From the MC, HMDA, Hyderabad, Lr.No.102703/MP1/Plg/
HMDA/2013, Dated:22.07.2014.

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ORDER:

The draft variation to the land use envisaged in the Notified Metropolitan Development Plan - 2031, issued in Government Memo. 3rd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.56-B, Part-I, dated 12.02.2014. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.9,33,300/-, (Rupees Nine lakhs thirty three thousand and three hundred only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of Telangana State Gazette, **dated 31.10.2014.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Metropolitan Development Plan - 2031, as required by sub-section (3) of the said section.

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VARIATION

The site to an extent of 5 Acres 5 guntas in Survey No.94/AA at Nelapatla (V), Choutuppal Mandal, Nalgonda District, which is presently earmarked for Conservation use zone in the notified Metropolitan Development Plan - 2031 of Choutuppal Mandal is designated as Industrial use zone, subject to the following conditions:

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
10. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
11. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
12. that the change of land use shall not be used as the proof of any title of the land.
13. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
14. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
15. that the owner / applicant shall develop the BT roads free of cost as may be required by the local authority.
16. that the applicant shall provide 6 Mtrs green buffer towards designated Conservation use in order to segregate Industrial activity from the Conservation activity.

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- 17.that the applicant shall maintain green belt along the H.T. Tower line as per the regulations in force.
- 18.that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

- NORTH : Existing 40'-0" wide gravel approach road
- SOUTH : Poultry farm in Sy.Nos.305 & 306 of Swamulavari Lingotam Village
- EAST : Open land in Sy.No.94/P of Nelapatla Village
- WEST : Open land in Sy.Nos.95 and 96 of Nelapatla Village

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**Dr. S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
Copy to:
The individual through the Metropolitan Commissioner, HMDA, Hyd.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad.
The District Collector, Ranga Reddy District.
SF /SC.

// FORWARDED : : BY ORDER //

SECTION OFFICER